

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes September 22, 2014

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Nathan J. Lockwood, Damon McQuaid, Matthew Allison

Absent: Joanna L. Bilotta-Simeone, Kenneth Chenis

Also Present: Chantell Fleck, MRPC

PUBLIC HEARING: 909 Massachusetts Avenue- See separate minutes. Motion, M. Allison to approve two allowable use signs for the two uses on the premises and the open flag, Second, D. McQuaid, all aye. Discussion, Motion N. Lockwood to amend to include furniture sign at proposed location and exit sign, Second, D. McQuaid, all aye. Motion to approve special permit and development plan review for Harley House Décor, M. Allison, Second, D. McQuaid, all aye. Findings and Directives will be prepared.

PUBLIC HEARING: Whites Woods, 221 White Street- See separate minutes. Motion, D. McQuaid to approve modification request, Second, M. Allison, all aye. Findings and Directives will be prepared.

PUBLIC HEARING: 322 Flat Hill Community Solar- See separate minutes. Due to lack of quorum Hearing will be continued to a date TBD.

ANR, 18 and 22 Oak Ridge Road- Mike Martorella, David Ross Associates, representing applicants. Requested the Board waive its normal 14 day department review period as a closing date is scheduled for September 30th on the Graham property (#22). Also requesting contour plan be waived as lots are already existing with access. Issue is existing septic system built on one property, but services the abutting property. Septic easement will be put in place. Also a small portion of the building at #18 is over the lot line onto #22. ANR will convey a 35 foot parcel. Motion, D. McQuaid to grant waivers, release applicant from 14 day review period, and endorse ANR Plan, Second, M. Allison, all aye. Plan will be endorsed at conclusion of Board meeting.

MINUTES APPROVAL: All minutes signed. Motion, D. McQuaid to approve 9-8-14 and 9-15-14, Second, M. Allison, all aye.

COMMITTEE REPORTS:

MRPC, J. Bilotta-Simeone- no report

Capital Planning Committee, J. Bilotta-Simeone- no report

School Building Committee, N. Lockwood- Will be ground-breaking ceremony as part of homecoming; October 18, 1:15 PM. D. McQuaid noted that in reading minutes of the School Committee, he has the understanding that the School Committee is of the opinion they can't make a decision on the property line of Passios for purposes of resale until the Village District Bylaw has been created. D. McQuaid opines that this is a misconception on the part of the School Committee and that there needs to be coordination between the Committee and Planning Board. N. Lockwood noted that the Building Reuse Committee is waiting on the creation of the Village District Bylaw before proceeding with marketing of the Passios and that the two committees should meet. N. Lockwood will note same to the School Building Committee.

Open Space Ad Hoc Committee, N. Lockwood- no report

Building Reuse Committee, D. McQuaid- see above

MJTC, K. Chenis- no report

Agricultural Commission, M. Allison- Commission interested in discussion on Village District Bylaw. Would like to attend October 6th meeting for discussion of permanent location for a Farmers' Market.

NEW BUSINESS/DEVELOPMENT STATUS REPORTS:

909 Massachusetts Avenue- see above

322 Flat Hill Community Solar- see above

Whites Woods, Massachusetts Avenue- see above

Definitive Subdivision, 50 Elmwood Road- Update provided. Crushing, screening, and hauling out sand and gravel continue. M. Allison noted two street trees have been cut. D. McQuaid stated that it was noted at the hearing due to extreme amounts of gravel being removed, no trees could be saved. Trees would be replanted.

Tri Town Landing- Flow tests results provided to Board.

MS/HS Project- no report

Highfield Village- no report

Emerald Place at Lake Whalom- no report

Force Corporation, 305 Leominster Shirley Road- no report

651 Chase Road Solar- no report

265 Pleasant Street Solar- no report

White Tail Crossing- no report

ACTION FILE:

90 West Townsend Road, Notice of Intent to Sell- Board anticipates future request from Town Manager for input.

Scenic Road- Letter sent to Historical Commission – no response yet. Board anticipates requesting Flat Hill and Northfield Roads be designated scenic roads at town meeting. C. Fleck will research to see if a hearing is required.

Zoning Bylaw- Design Standards Discussion- Will resume discussion October 6th.

250 Whalom Road, Whalom Luxury Apartments- Zoning Board of Appeals hearing continued to September 24th.

Master Planning- Economic Development Element- Board meeting to be held with interested boards/commissions 10/20/14.

40 Leominster Shirley Road- no report

NOTICES & COMMUNICATIONS: noted

MEETING SCHEDULE:

October 6, 6:30 PM, Ritter Building, HPP & Village District Bylaw

October 20, 6:30 PM, Ritter Building, Master Plan Workshop

October 27, 6:30 PM, Ritter Building

ADJOURNED: 8:30 PM

Documents used at meeting:

Minutes- 9/8/14, 9/15/14

909 Mass Ave Submittal Packet

221 White Street Submittal Packet

50 Elmwood Road Progress Form

Tri Town Landing Update